

**Minutes of an extraordinary meeting of the Planning Committee  
held on 12<sup>th</sup> November 2025 in the Council Chamber, The Old  
Courthouse, Jaycroft Road, Burnham-on-Sea at 6.30 pm**

**Present:** Councillors P. Clayton, A. Hendry (Chair), B. Vickers

**In attendance:** E. Dutton (Deputy Town Clerk) and 2 members of the public

**Public Participation:** There were no representations made

**365.0.P25 Apologies for absence**

Apologies were received from Councillors Flurry, Wynn and Metcalfe.

**366.0.P25 To receive any declarations of interest on items included on this agenda**

There were no declarations of interest.

**367.0.P25 To receive and approve the minutes of the Planning meeting held on 29th October 2025**

The minutes of the previous meeting of the Planning Committee, held on 29th October 2025, were presented by the Chair.

**Resolved** that the minutes of the meeting held on 29th October 2025 were approved as an accurate record and signed by the Chair.

**368.0.P25 Matters arising from previous minutes**

There were no matters arising.

**369.1.P25 Planning application number: 11/25/00076/FHY**

**Proposal:** Erection of single storey rear extension partially on site of existing lean-to (to be demolished) and replacement detached garage on site of existing (to be demolished)

**Location:** 115 Stoddens Road, Burnham-on-Sea, Somerset, TA8 2DD

**Resolved** to support the application as the proposed works fall within the scope of permitted development and are considered to represent an improvement to the property. The development is not expected to have any adverse impact on neighbouring amenity or the character of the area.



**369.2.P25 Planning application number: 11/25/00085/FHY**

**Proposal:** Proposed garage conversion to bedroom

**Location:** 21 Priestley Way, Burnham-on-Sea, Somerset, TA8 1QX

**Resolved** to support the application as the proposed development is considered to enhance the value of the property and is consistent with the character of the surrounding area. It reflects similar improvements made to neighbouring dwellings and is in keeping with the established street scene.

**369.3.P25 Planning application number: 11/25/00094/FHY**

**Proposal:** Dormer extensions to front (north) and rear (south) elevations

**Location:** 121 Love Lane, Burnham-on-Sea, Somerset, TA8 1EZ

**Resolved** to support the application as the proposed dormer extensions are in keeping with the character of neighbouring properties and do not obstruct any existing views.

**369.4.P25 Planning application number: 11/25/00096/FHY**

**Proposal:** Proposed garage conversion, extended parking and dropped kerb

**Location:** 7 Abbots Close, Burnham-on-Sea, Somerset, TA8 1RB

**Resolved** to support the application as it does not alter the building footprint, remains within the property boundary, and is consistent with other properties in the area that have dropped kerbs.

**370.0.P25 The following applications are to note only:**

- 11/25/00097/ROR - 17A Oxford Street, Burnham-on-Sea  
Proposal: Crown reduce height of 1 Beech (T13) (TPO Ref T13) by approx. 1-2m and spread by approx. 0.5-1m on the house side (to start of deadwood) and shape over towards the house. Crown raise 1 Sycamore (T14) (TPO Ref T14) to approx. 2-2.5m. Reduce 2 emerging branches of 1 White Poplar (T15) (TPO Ref T15) back by approx. 4-5m to reshape back in line with remaining crown and remove lower primary branch over wall near to lamp post
- 11/25/00101 - 15 Church Street, Highbridge  
Proposal: Certificate of lawfulness for the proposed change of use from C3 to small HMO (C4) for 6 persons

The applications were noted.



**Burnham-on-Sea  
& Highbridge**  
TOWN COUNCIL

**371.0.P25 Date of next meeting**

The next meeting of the Planning Committee will be held on 19<sup>th</sup> November 2025.